



CITY OF HAYWARD AGENDA REPORT

Meeting Date 01/09/03

Agenda Item 1

TO: Planning Commission

FROM: Richard Patenaude, AICP, Principal Planner

SUBJECT: **Site Plan Review Application No. 2002-0602 – Standard Pacific Homes (Applicant) / Acacia Credit Fund 7, LLC (Owner):** Request for Approval of the Design of 221 Single-Family Dwellings, including a Request of a Variance of Front and Rear Yards for 2 Lots, to Be Located at 28905 Hesperian Boulevard as Phase II of Eden Shores (Commonly Known as Oliver West) in the RSB6 and RSB8 (Single-Family Residential) and OS (Open Space) Zoning Districts

RECOMMENDATION:

Staff recommends that the Planning Commission:

1. Find that there are no changes or circumstances caused by this project that affect the environment and that this project can rely on the previously certified environmental documents for the "South of Route 92" project;
2. Approve the site plan review application, subject to the attached findings and conditions, for the designs of the 2-story homes, and for the common landscape areas, including the neighborhood park, and related improvements;
3. Approve the variance to the front and rear yards for Lots 260 and 297 in Tract 7360; and
4. Require further Planning Commission review, at a later date, of the plans and specific locations for single-story models to be placed on at least 14 lots in "The Cape" neighborhood, and compliance with required interior noise levels.

BACKGROUND:

The "South of Route 92" project is a mixed-used development consisting of a 25-acre sports park (under construction), a business park on the easterly portion of the project and single-family housing on the westerly portion. The boundaries of the residential, or westerly, portion of the project are formed by the Baumberg Tract, which is owned by the State of California Wildlife Conservation Board and is comprised of undeveloped baylands extending to San Francisco Bay, and the Union Pacific Railroad right-of-way, which separates the residential portion from the business park.

In 1998, the City Council approved the "*South of Route 92/Oliver & Weber Properties Specific Plan*," the "*South of Route 92 Oliver/Weber Properties Development Guidelines*," the

conditions of approval for subsequent projects, and an Environmental Impact Report. Subsequent implementing measures that were approved include tract maps for the project, an addendum to the Environmental Impact Report, and the initiation of landscape and lighting districts to fund most of the landscaping of common areas, and the water buffer system. The water buffer must be completed prior to occupancy of any homes within Eden Shores; the buffer will prevent domesticated animals from entering the adjacent habitat area.

The Specific Plan provides for a 5-acre community park, a 2.5-acre neighborhood park, and trails that connect to the Bay Trail along the baylands. An open space buffer with a water channel skirts the edge of the designated residential area and separates it from the adjacent baylands. The tentative maps that were approved for residential development include minimum 5,000, 6,000 and 8,000 square-foot lots. The City Council has approved two (Tracts 7317 & 7361) of the three final maps; approval of the third (Tract 7360) is expected in early-2003.

The first construction associated with the "South of 92" project involves the residential development on the westerly side. However, conditions of approval also require significant improvements to the easterly portion of the project in conjunction with this first phase. Requirements include improvement of Eden Shore Boulevard to its end, the Emergency Vehicle Access across the railroad tracks, installation of the buffer along the westerly property line, improvements to Hesperian and Industrial Boulevards, installation of entry signs, storm drainage improvements, water main installation, and completion of the 25-acre Sports Park. Certificates of Occupancy for the residential development may not be issued unless the Sports Park is substantially complete. Currently, completion is scheduled for Spring 2003. Remaining phases may proceed in any order after the improvements required with Phase I are substantially complete.

The Planning Commission, on July 11, 2002, approved a Site Plan Review application for the first phase consisting of 109 lots to be known as "The Bay." Phase I also includes the development of the 5-acre community park, the common area landscaping, the water buffer along the northerly and westerly edges, and the Bay Trail connection. The minimum lot size within Phase I is 5,000 square feet. Four models (floor plans) were approved, ranging from 2,197 to 2,687 square feet. Each of the models can accommodate three of five available elevations with from two to six bedrooms, depending on options.

Project Description

The Planning Commission is being asked to approve a site plan review application for one- and two-story homes that would be located on 221 lots to be known as "The Cape" (81 lots) and "The Breakers" (140 lots). This project also includes the development of the 2.5-acre neighborhood park, zoned OS District, the common area landscaping, the retention of 9 lots (81-83, 96-98, 115-117) for wetlands protection, and the water buffer along the southerly edge. The minimum lot sizes within this phase are 6,000 square feet in "The Cape" and 8,000 square feet in "The Breakers," consistent with the RSB6 and RSB8 Districts. Five models (floor plans) are proposed in "The Cape," and each of the models can accommodate three of four available elevations with from two to six bedrooms, depending on options for super family rooms, master suites, libraries, dens, craft rooms, exercise rooms, extended garages, lofts and/or retreats. Model No. 1 contains 2,811 square feet; Model No. 2, 3,019 square feet; and Model No. 3, 3,214

square feet. Three lots incorporate floor plans from "The Bay:" Plan 2 with 2,322 square feet and Plan 3 with 2,440 square feet. The architecture of these "borrowed" units is consistent with that of "The Cape" however.

Six models (floor plans) are proposed in "The Breakers," and each of the models can accommodate three available elevations with from two to six bedrooms, depending on options for master suites, libraries, craft rooms, extended garages, lofts or retreats. Model No. 1 (one-story) contains 3,096 square feet; Model No. 2, 3,980 square feet; Model No. 3, 4,300 square feet; and Model No. 4, 4,359-4,675 square feet. Two lots incorporate Plan 2 from "The Bay" with 2,322 square feet. Two lots incorporate Plan 1 from "The Cape" with 2,811 square feet. The architecture of these "borrowed" units is consistent with that of "The Breakers" however.

The Development Guidelines for development of the "South of 92" area were adopted to supplement the Specific Plan. These guidelines supplement and refine the City's Design Standards. Pertinent comments regarding these Guidelines are as follows:

- Single-Story Models: The Guidelines envision single-family detached housing of mixed one- and two-story floor plans. The current phase includes a single-story model in "The Breakers," Model No. 1, to be placed on nine lots (11 percent of the total). Fourteen lots (10 percent of the total) in "The Cape" are reserved for a single-story model to be approved at a later date.

During review of Phase I, "The Bay," the developer originally proposed no single-story models. He indicated they would be available in subsequent phases on the larger parcels as follows: 25 percent in "The Breakers," and 15 percent in "The Cape," or 41 lots throughout (less than 8 percent of the total lots in Eden Shores). Staff recommended that at least 12 lots within "The Bay" also contain single-story residences. This would provide for a single-story plan on 10 percent of the total lots, the *minimum* staff believed would provide for compliance with the intent of the Development Guidelines. The Planning Commission may wish to discuss whether a housing mix with 10 percent of single-story homes provides adequate diversity. Staff believes that the developer should maintain a housing mix with 41 single-story homes in this phase to provide a more attractive community and address the needs of families who prefer or require a single-story living environment.

- Views: The Guidelines call to take advantage of opportunities of views toward the Bay and recognize that views could be had from the second story of certain residences. Lots 260, and 297-303 face the baylands. The floor plans for the "Breakers" residences on these lots are required by condition to be custom-designed so that there is a view toward the bay from rooms on the second floor. The proposed plans would comply with this condition with some minor changes. The bonus room in Plan 2, rather than the hall, should be located such that it has windows facing the Bay. Bedroom 3 in Plan 3 should be redesigned with a window facing the Bay.
- Street Trees: Each neighborhood in Eden Shores is distinguished by a distinctive tree species. The street tree used in "The Breakers" is the *New Zealand Christmas Tree*. The tree used in "The Cape" is the *Bradford Flowering Pear*.

- Architectural Character: A variety of traditional architectural expressions are envisioned for the residential section of the *South of Route 92 Residential Plan Area*. The resulting varied street scene should recall neighborhoods established over time. Builders are encouraged to offer products with elevations that are noticeably dissimilar from those of other builders. Roof overhangs, porches, varied front setbacks and entry courtyards will help to distinguish the separate neighborhoods. To accomplish this variety, Standard Pacific has developed three distinct product lines based on lot size. Each product line contains 3 – 5 floor plans and 3 – 5 elevation styles. A different architect has created each product line. “The Cape” neighborhood, with 6,000 square-foot-lots, contains three distinctive floor plans, two floor plans borrowed from “The Bay,” and four elevation styles. These include a Spanish, French, Tuscany and Monterey. “The Breakers” neighborhood, with 8,000-square-foot-lots, contains four distinctive floor plans, one floor plan borrowed from each of “The Bay” and “The Cape,” and three elevation styles. These include a Spanish Colonial, French Country, and Tuscany. The product lines by different architects serve to distinguish each neighborhood. The landscape for these neighborhoods is differentiated to lend an identity to each enclave.
- Materials: The level of detailing is heightened as the average lot size increases. All surface treatments and materials must be designed to appear as an integral part of the design, and not merely applied. Materials changes must occur at inside corners. Materials applied to any elevation must turn the corner a full 4 feet before terminating at a stucco pop-out providing the inside corner. The applicant proposes that the side and/or rear elevations of residences facing public or private rights-of-way, including streets and trails, be enhanced; the developer has provided examples of enhanced elevations. Condition of approval #24 requires that all elevations of all units be enhanced. These requirements will be reviewed with each building permit to ensure compliance.
- Massing: The proposed floor plans include a variety of details that eliminate boxiness and enliven the street scene through articulated building elevations, varied plate lines and roof forms, use of porches, courtyards, and color. The proposed residences meet the City’s Design Guidelines by providing second stories that are smaller in area than the first story. One side of the second floors are set in further from the side property line than the first story.
- Front Porches: Porches or courtyards in front yards are required on 25 percent of the homes built by each builder. Porch design must be integrated to the architectural theme of the home and include a covered roof. The developer has provided a porch or courtyard on all floor plans, except one on which an enhanced portico is an option. The Development Guidelines state that porches are considered part of the building footprint and must conform to front yard setback requirements. This requirement is more stringent than for Single-Family Districts elsewhere in the City where porches may extend into the front yard up to 5 feet. Staff believes that porches within the front yard help to create the neighborhood feel that the Specific Plan calls for. There is no reason to hold this project to a more stringent standard when it does not serve a higher purpose. Therefore, staff recommends that the Planning Commission approve this exception to the Guidelines allowing the porch extensions into the front yard as was allowed in “The Bay” neighborhood previously.

- Yard Variances: Two lots in "The Breakers," Lots 260 and 297, require a variance in the depth of the front and rear yards from 20 feet to 15 feet. The depth of these lots is reduced by the "knuckles" at the bends in Breaker Circle from 100 feet to approximately 90 feet. This creates a special condition that is not found elsewhere in this neighborhood. Even with the reduced front yard, the front elevation of the residences will remain in line with the adjacent homes. The rear yards of these lots back up to open space areas and will not impact any other residence. Staff recommends that the Planning Commission approve this variance.
- Neighborhood Park: A 2.5-acre private neighborhood park was proposed between the "The Cape" and "The Breakers." The resultant area of the park is 2.2 acres including an unusable wetlands area of approximately one-quarter acre. Lot "A" provides an additional 0.84-acre of contiguous open space for a total usable area of approximately 3 acres. The focus of the park is a 1,223-square-foot community room, seating 62, with a kitchen and equipment storage. A 6-lane swimming pool, with restrooms and outdoor showers, is adjacent to the community room. Other amenities will include a full basketball court, open play area, and a large BBQ. Additional open play areas and BBQs are proposed along the park's connection to the trail system. A tot lot park is also proposed at the southeasterly end of "The Cape," which will include a play structure and picnic tables. Staff recommends that an additional play structure be added to the neighborhood park, as it is central to both neighborhoods.
- Water Buffer: As a result of negotiations with the *Hayward Area Planning Association*, the design of predatory fence has been modified to more effectively prevent pets from entering the Baylands. A curved stainless steel overhang will prevent animals from scaling the vinyl-clad metal mesh fence. This modification would provide for more effective protection of the adjacent Baylands as required by the Environmental Impact Report referenced below.

ENVIRONMENTAL REVIEW:

An Environmental Impact Report was previously prepared for the "*South of Route 92/Oliver & Weber Properties Specific Plan*." This project is in compliance with that Plan and the subsequent "*South of Route 92 Oliver/Weber Properties Development Guidelines*." No further environmental review is required.

Because of the adjacent railroad, a detailed noise analysis was prepared by Charles M. Salter Associates (Exhibit B) to identify the noise control treatments necessary to achieve an L_{dn} of 45 dBA or less inside the homes. The analysis also addressed how single-event noise levels from individual trains will be controlled so as not to exceed a maximum instantaneous noise level (L_{max}) of 50 dBA in bedrooms and 55 dBA in other noise sensitive rooms, such as living rooms, dining rooms, kitchens, etc.

The noise analysis recommends the use of insulating exterior walls and windows for specific residences and the construction of noise barriers along rear property lines. The noise barriers would vary in height from 6 to 15 feet above pad grade depending on proximity to the railroad; the exposed wall height within the affected rear yards is reduced to 12 feet with the addition of a 3-foot berm at its base. The maximum wall height has been reduced from 18 feet, as originally proposed during review of Phase I ("The Bay"), to 15 feet because of the placement of single-

story homes along the railroad. With these measures, the noise goals can be achieved. The applicant proposes to provide a disclosure of the current train activity and the expected noise levels shall be provided to every potential homebuyer; a condition of approval requires this disclosure.

PUBLIC NOTICE:

On December 30, 2002, a Notice of Public Hearing was mailed to every property owner and occupant within 300 feet of the subject site, as noted on the latest assessor's records. Notice was also provided to all interested parties, including HASPA and the City of Union City. Staff received no comments from the public regarding the project.

CONCLUSION:

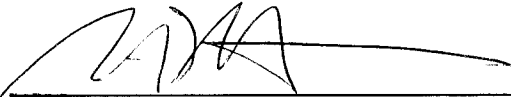
In staff's opinion, the proposed project is consistent with Specific Plan and the Development Guidelines for the "*South of Route 92/Oliver & Weber Properties*" project, as well as applicable City-wide development guidelines with the exception of the requirement for single-story residences and compliance with interior noise standards on certain lots. It is recommended that the Planning Commission approve the project subject to later review of the design of single-story models and of plans for compliance with noise standards on Lots 166-178.

Prepared by:



Richard E. Patenaude, AICP
Principal Planner

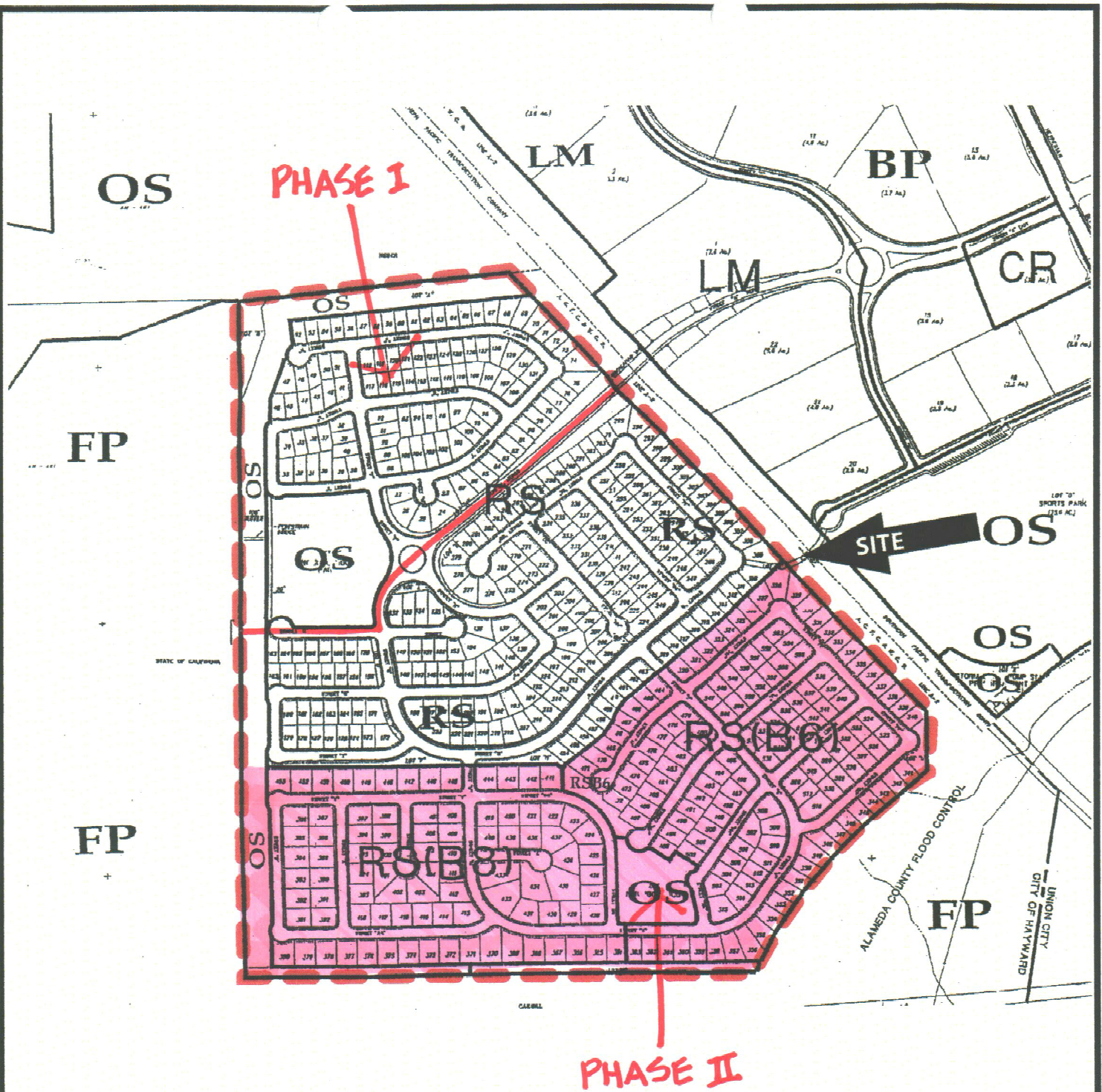
Recommended by:



408 Dyana Anderly, AICP
Planning Manager

Attachments:

- A. Area & Zoning Map
- B. Noise Study/Map
- C. Findings for Approval
- D. Conditions for Approval Plans



Area & Zoning Map

PL-2002-0602 SPR

Address: 28905 Hesperian Boulevard

Applicant: Standard Pacific

Owner: Acacia Credit Fund 7, LLC, A Delaware Limited Liability Company

BP-Business Park

CR-Commercial Retail

FP-Flood Plain

LM-Light Manufacturing

OS- Open Space

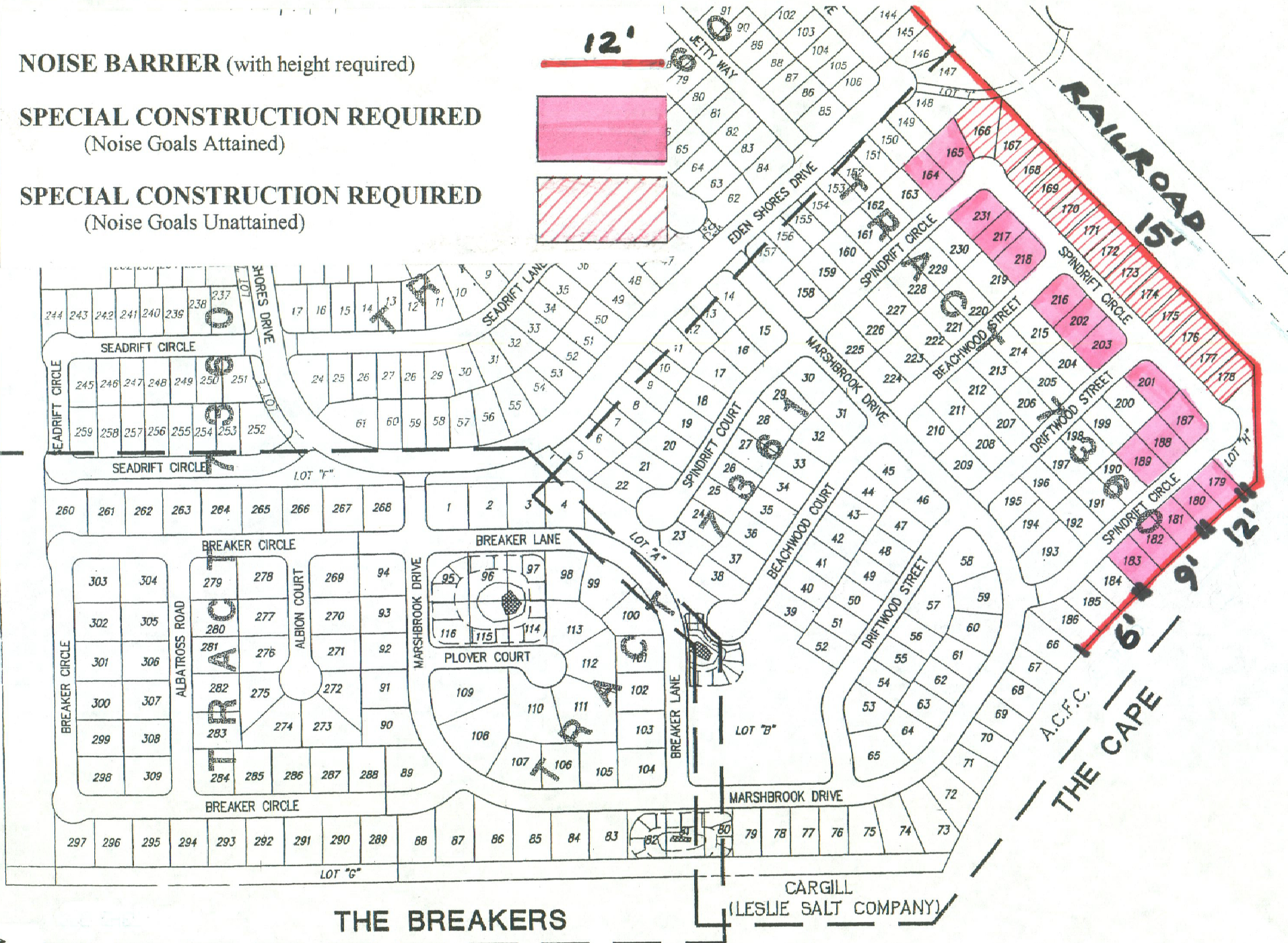
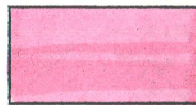
RS-Single-Family Residential,RSB4,RSB6

NOISE BARRIER (with height required)

SPECIAL CONSTRUCTION REQUIRED
(Noise Goals Attained)

SPECIAL CONSTRUCTION REQUIRED
(Noise Goals Unattained)

12'



THE BREAKERS

CARGILL
(LESLIE SALT COMPANY)

THE CAPE

A.C.F.C.

FINDINGS OF APPROVAL

Site Plan Review Application No. 2002-0602

Standard Pacific Homes (Applicant); Acacia Credit Fund 7, LLC (Owner)

Phase Two of Eden Shores Containing 221 Single-Family Dwellings ("The Cape" and "The Breakers") and a 2.5-Acre Neighborhood Park, including a Reduction of the Front and Rear Yards for Lots 260 & 297, Tract 7360

28905 Hesperian Boulevard on Property Commonly Known as Oliver West
RSB6/B8 (Single-Family Residential) and OS (Open Space) Zoning Districts

- A. An Environmental Impact Report was previously prepared for the "*South of Route 92/Oliver & Weber Properties Specific Plan*." This project is in compliance with that Plan and the subsequent "*South of Route 92 Oliver/Weber Properties Development Guidelines*." No further environmental review is required.
- B. The development is compatible with proposed on-site and surrounding structures and uses and is an attractive addition to the City, providing a wide variety of architectural styles and public and private landscaped areas.
- C. The development takes into consideration physical and environmental constraints and opportunities. The adjacent water buffer is attractively landscaped and that homes along the westerly edge of the project are afforded views toward the Bay. All residences will be required to meet City and project noise standards regarding the noise emitted from the adjacent railroad operations.
- D. The development complies with the intent of City development policies and regulations from which the "*South of Route 92 Oliver/Weber Properties Development Guidelines*" were developed. An exception to the Guidelines to allow encroachments into the front yards by porches is appropriate as the strict application of these guidelines would deprive this project of the privileges enjoyed by other properties under the same zoning classification. This exception does not grant a special privilege as it is consistent with the limitations upon other properties in the same zoning district and this project is required to measure up to a stricter level of design guidelines than other properties in the same zoning district.
- E. A reduction in the front and rear yards for Lots 260 and 297 in Tract 7360 is appropriate as there are special circumstances applicable to the property in that the public street improvements reduce the depth of the lot; strict application of the Zoning Ordinance deprives such properties of privileges enjoyed by the other properties in the vicinity in that the resultant residences would have to be smaller than the others proposed in the vicinity; and the variance does not constitute a grant of special privilege inconsistent with the limitations upon other properties in the vicinity as the rear of the lots abut open space areas, reducing the impact of the variance.

- F. The development will be operated in a manner determined to be acceptable and compatible with surrounding development in that a homeowners association will be created, which will be charged with the long-term maintenance of public and private improvements.

CONDITIONS OF APPROVAL

Site Plan Review Application No. 2002-0602

Standard Pacific Homes (Applicant); Acacia Credit Fund 7, LLC (Owner)
Phase Two of Eden Shores Containing 221 Single-Family Dwellings ("The Cape" and "The Breakers") and a 2.5-Acre Neighborhood Park
28905 Hesperian Boulevard on Property Commonly Known as Oliver West
RSB6/B8 (Single-Family Residential) and OS (Open Space) Zoning Districts

GENERAL

1. This permit becomes void on January 9, 2005 unless, prior to that time, substantial and continued progress has been made toward the establishment of the use and/or structure approved or an extension of time is approved. A request for a one-year extension of time, approval of which is not guaranteed, must be submitted to the Planning Director 15 days prior to the above date.
2. The permittee shall assume the defense of and shall pay on behalf of and hold harmless the City, its officers, employees, volunteers and agents from and against any or all loss, liability, expense, claim costs, suits and damages of every kind, nature and description directly or indirectly arising from the performance and action of this permit.
3. All improvements indicated on Exhibit "A", and as amended by these conditions of approval, are hereby approved, and must be installed prior to authorization for final building occupancy. Any proposal for alterations to the proposed site plan and/or design, which does not require a variance to any zoning code, must be approved by the Planning Director prior to implementation.
4. Prior to the issuance of any building permit for any residence, the applicant shall submit a supplemental Site Plan Review application, and gain approval, for 14 single-story residences in "The Cape."
5. Prior to the sale of any individual lot, a homeowners association shall be created to maintain the common area landscaping and all street trees, the water buffer, the Bay Trail connection, maintenance of the neighborhood park and preservation of the wetlands, sidewalks, off-street pedestrian/bike paths, street lighting, street furniture, sound walls, and project signage. Each owner shall automatically become a member of the association and shall be subject to a proportionate share of maintenance expenses. A reserve fund shall be maintained to cover replacement and major repair costs. The homeowners' association shall be authorized to enforce the CC&Rs. The City shall have the ability to place liens on all properties within the subdivision if the homeowners' association fails to fulfill its maintenance obligations. The developer shall prepare project CC&Rs for the entire development for review and approval by the Planning Director.

6. The developer shall inform potential buyers of all obligations associated with the purchase of property using all means necessary (such as brightly-colored paper) to make such disclosure obvious in the sale-related materials.
7. Prior to the sale of any individual lot, the water buffer and the 2.5-acre neighborhood park shall be installed and completed to the satisfaction of all responsible and appropriate agencies.
8. All masonry wall surfaces (with the exception of the single-family residences) shall be provided with an anti-graffiti coating. Graffiti on any surface shall be removed within 7 days of its occurrence.
9. All project amenities shall be maintained, to the satisfaction of the City Engineer and the Planning Director, by the developer during the construction phase and until acceptance of Tracts 7317, 7360 and 7361. Failure to do so within a reasonably acceptable time shall result in a stop-work order for the entire Tract.
10. During construction of any site improvements or residences, pets of any kind may not be brought on to the site. Radios, stereos or any other similar device may not be used without headphones.
11. Violation of conditions is cause for revocation of this permit, subject to a public hearing before the duly authorized reviewing body.

LANDSCAPING

12. Prior to approval of improvement plans or the issuance of a building permit, revised landscaping and detailed irrigation plans shall be prepared by a licensed landscape architect and submitted for review and approval by the City Landscape Architect, including details of features such as benches, pavement materials, trellises, etc. Landscaping and irrigation plans shall comply with the City's Water Efficient Landscape Ordinance. Landscaping shall be installed per the approved plans. A Certificate of Substantial Completion and irrigation Schedule shall be submitted by the project landscape architect prior to approval of occupancy unless otherwise required to be deferred by the City. The landscape plans shall incorporate the following:
 - a. One 15-gallon street tree shall be planted 6 feet behind the sidewalk on each lot and on Lots "A," "B" and "H" for every 50 feet of frontage, or portion thereof. Trees shall be planted according to the City Standard Detail SD-122.
 - b. One 24" box tree shall be planted in each front yard and each side street yard.
 - c. All trees in the streetscapes shall be planted a minimum of 3 feet from structures and other improvements and a maximum of 10 feet from the rear of the sidewalk. Tree limbs extending into the street shall have a minimum ground clearance of 14 feet. Tree trunks shall be kept a minimum distance of 20 feet from any streetlight.
 - d. Front yards shall be limited to a maximum 50% Fescue sod.

- e. A list of permitted trees shall be developed for Lots 179-186, 260, 289-297, and 298-303 in Tract 7360 and Lots 66-88 in Tract 7361 to discourage the harboring of raptors.
- 13. Planters shall incorporate a temporary decorative barrier to protect plant materials from pedestrian traffic until plants have matured.
- 14. A complete automatic sprinkler system with an automatic on/off mechanism shall be installed and maintained within all landscaped areas. This system shall utilize a backflow device and shall include an individual adjustable-flow bubbler to each tree.
- 15. Landscaping shall be maintained in a healthy, weed-free condition at all times with replacement plants provided where necessary. Required street and parking lot trees that are severely topped or pruned shall be immediately replaced as determined by the City Landscape Architect.
- 16. The planting and maintenance of shrubs must not impair visibility at street intersections. The height of plant materials in areas where sight distance is critical is limited to three feet. Trees in these areas must be pruned such that the canopy provides adequate visibility.
- 17. Where any landscaped area adjoins driveways and/or parking areas, Class "B" Portland cement concrete curbs shall be constructed to a height of 6 inches above the finished pavement.
- 18. Front-yard landscaping and street trees shall be installed prior to occupancy of each lot, unless otherwise approved by the City Landscape Architect.
- 19. A covenant shall be recorded with each lot requiring property owner to properly maintain front-yard landscaping and street trees with replacements provided where necessary. Property owners within the tract shall be allowed to enforce the covenant.
- 20. A covenant shall be recorded with Lots 179-186, 260, 289-297, and 298-303 in Tract 7360 and Lots 66-88 in Tract 7361 requiring the property owners to comply with the list of permitted rear yard trees for the purpose of discouraging the harboring of raptors.

DESIGN

- 21. At least 14 lots in "The Cape" shall contain single-story residences. The design of these residences shall be subject to review and approval by the Planning Director prior to the submittal of any building permit application.
- 22. Lots 260 and 297-303 in Tract 7360 shall contain residences with second-story rooms that have views toward the Bay.

23. All surface treatments and materials must be designed to appear as an integral part of the design, and not merely applied. Materials changes must occur at inside corners. Materials applied to any elevation must turn the corner a full 4 feet before terminating at a stucco pop-out providing the inside corner. All side and rear elevations shall be enhanced with the same level of detail as the front elevation to the satisfaction of the Planning Director.
24. The colors and materials used on the exterior of the residences shall be those submitted with this application. No changes shall be made without prior approval by the Planning Director.
25. Prior to issuance of any building permit, all building materials and colors, as well as required modifications to the structures, shall be approved by the Planning Director.
26. Plans for building permits shall indicate the location of all mechanical equipment. Any roof-mounted mechanical equipment shall be fully screened from view by the roof structure.

FEES

27. Park Dedication In-Lieu Fees are required for 221 new dwelling units, to be paid prior to approval of occupancy. Fees will be those in effect at the time of issuance of the building permit.
28. Prior to final inspection, the City of Hayward Interim Supplemental Building Construction & Improvement Fee, the City of Hayward Construction & Improvement Fee, and the Hayward Unified School District Fees shall be paid.

FENCING

29. The noise barriers at the rear property line of Lots 166-186 and Lot "H" in Tract 7360 and Lots 66-73 in Tract 7361 shall be subject to final review and approval by the Planning Director. The barriers shall be of an enhanced design. The design shall include, where feasible, the use of acrylic panels, or other suitable material, to allow residents to have a view into the adjacent open space/baylands from the rear yards. Should single-story residences be placed on Lots 166-178, a supplemental acoustical study shall be performed for the purpose of re-evaluating the height of the sound barrier with the intent of making it as low as possible while meeting the noise goals contained within the conditions of approval for the Tract Map.

PARKING/DRIVEWAYS (Located within the Neighborhood Park)

30. All parking stalls and maneuvering areas shall meet the minimum standards of the City Parking Ordinance. The parking stalls shall be striped and any compact stalls shall be clearly marked for compact vehicles only. Compact spaces shall not number more than 40% of the total spaces provided.
31. Vehicular circulation areas shall be signed as fire lanes and posted for "No Parking".
32. Driveways, which serve the proposed use, shall be constructed to City Standard SD-110.
33. Each open parking space shall be provided with a continuous concrete curb not less than 6 inches in height above the finished pavement. All raised concrete curbs, which lie between a landscape planter and the side of a parking stall, shall be widened to 18 inches to accommodate vehicle access.
34. The pavement at the driveway entry shall be enhanced by the use of decorative pavement materials such as colored, stamped concrete (bomanite or equal), brick, concrete interlocking pavers or other approved materials to match the turnaround. The location, design and materials shall be approved by the Planning Director.
35. Decorative pavement (bomanite, concrete interlocking pavers or other approved materials) shall be installed within pedestrian walkways that cross the driveway.

MECHANICAL/UTILITIES

36. Utility meters, when not enclosed in a cabinet, shall be screened by either plant materials or decorative screen, allowing sufficient access for reading.
37. All television or satellite reception antennas shall be completely screened from view by the roof structure.
38. All utilities, including transformers, shall be located underground.

ENVIRONMENTAL

39. The project shall comply with the recommendations of the Acoustical Analysis prepared for the project by Charles M. Salter Associates on June 25, 2002, as supplemented by the August 20, 2002 report and as amended by the letters of September 25, 2002 and November 11, 2002, except that all residences shall not experience a noise level in excess of L_{max} of 50 dBA in the second-story bedrooms. This may include a combination of construction methods and placing a single-story model on Lots 166-178. The design of these residences shall be subject to review and approval by the Planning Commission prior to the submittal of any building permit application.

40. Prior to any underground construction, the property owner shall be responsible for the preparation and implementation of a health and safety plan, and the plan shall be in place and implemented during construction so as to minimize or mitigate any negative health threat to construction workers and other on-site personnel or persons in the vicinity of the project.

POLICE DEPARTMENT

41. Lighting in the 2.5-acre neighborhood park and the vehicular parking areas and exterior walkways shall conform to the Security Ordinance and be controlled by photocells. The lighting plan shall be approved by the Planning Director.
42. The project shall comply with the provisions of the Security Ordinance that pertain to address numbers, and all newly-installed doors, windows and locks.